## Statement of Information Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

## Property offered for sale

Address Including suburb and postcode

3/28 Glenauburn Road, Lower Plenty Vic 3093

#### Indicative selling price

For the meaning of this		

Single price \$1,250,000

#### Median sale price

Median price	\$601,000	Pro	perty Type Unit	:	Suburb	Lower Plenty
Period - From	01/01/2023	to	31/12/2023	Sourc	e REIV	

## Comparable property sales (\*Delete A or B below as applicable)

A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Add	dress of comparable property	Price	Date of sale
1	7/28 Glenauburn Rd LOWER PLENTY 3093	\$1,350,000	23/02/2024
2	43 Philip St LOWER PLENTY 3093	\$1,340,000	15/03/2024
3	1/4 Beattie St MONTMORENCY 3094	\$1,221,100	10/02/2024

OR

**B**\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

This Statement of Information was prepared on:

11/04/2024 21:14









Rooms: 6 Property Type: Townhouse Land Size: 295 sqm approx Agent Comments Indicative Selling Price \$1,250,000 Median Unit Price Year ending December 2023: \$601,000

# **Comparable Properties**

7/28 Glenauburn Rd LOWER PLENTY 3093 (REI) 3 ↓ 2 ↓ 2 ↓ 2 Price: \$1,350,000 Method: Private Sale Date: 23/02/2024 Property Type: Townhouse (Single) Land Size: 307 sqm approx	Agent Comments
43 Philip St LOWER PLENTY 3093 (REI) 3 2 2 2 Price: \$1,340,000 Method: Private Sale Date: 15/03/2024 Rooms: 5 Property Type: House (Res) Land Size: 422 sqm approx	Agent Comments
1/4 Beattie St MONTMORENCY 3094 (REI)   Image: 1 3 Image: 2 Image: 2 2   Price: \$1,221,100   Method: Auction Sale   Date: 10/02/2024   Property Type: House (Res)   Land Size: 423 sqm approx	Agent Comments

#### Account - Jellis Craig | P: 03 9431 1222 | F: 03 9439 7192



propertydata

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